



Ayers & Cruiks
COMMERCIAL

For Sale

1,252 sq ft

**273 Kiln Road, Benfleet,
SS7 1RU**

Fully let mixed-use property with ground-floor dental clinic, parking and yard, plus a 2-bed flat above, well located near transport links.

- Investment For Sale
- Ground Floor Shop & First Floor Flat
- Commercial Lease & AST For Flat
- Currently producing £20,100 Per Annum
- Offers In The Region Of £325,000

www.ayerscruiks.co.uk



273 Kiln Road, Benfleet, SS7 1RU

Summary

- Price: Offers in the region of £325,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (60)

Further information

- [View details on our website](#)

Contact & Viewings

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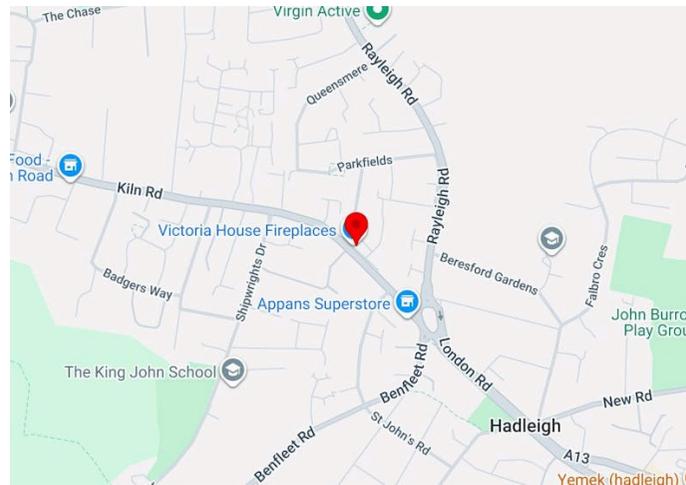
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Tel: 01702 343060

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Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

The property comprises a ground-floor shop and a first-floor flat. The ground floor currently trades as a dental clinic, featuring a reception area, examination room, office, WC facilities (one within the shop and one externally), a rear yard and an external storage building. There is layby parking available at the front. The first floor offers a 2-bedroom flat with a bathroom, lounge and kitchen. The property is fully tenanted.

Location

The property is situated within a parade of shops/flats, benefiting from good road links via Kiln Road to the A13, frequent local bus services, and being close to Benfleet railway station, offering excellent convenience for both commercial and residential use.

Accommodation

Description	sq ft	sq m
Ground Floor Shop	527	48.96
First Floor Flat	554	51.47
Out Building	171	15.89
Total	1,252	116.32

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Feb 2026.



Terms

The shop is let on an 8-year lease from 14th October 2024 with a 16 month break and a current passing rent of £9,600 per annum.

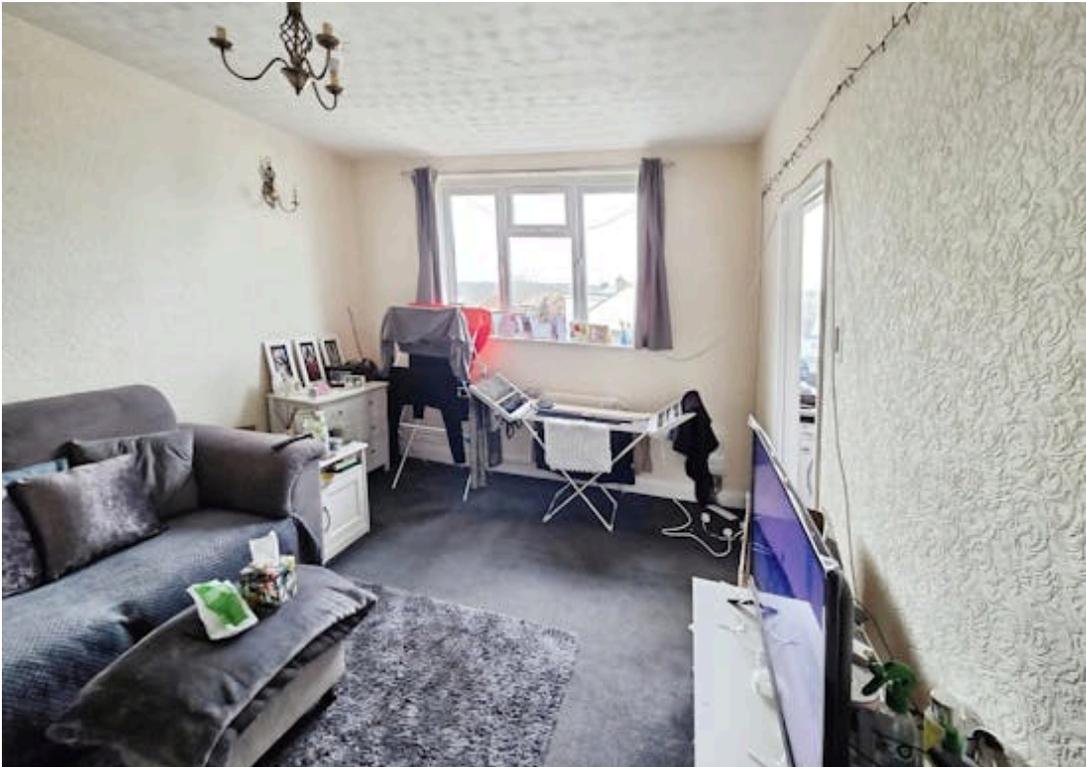
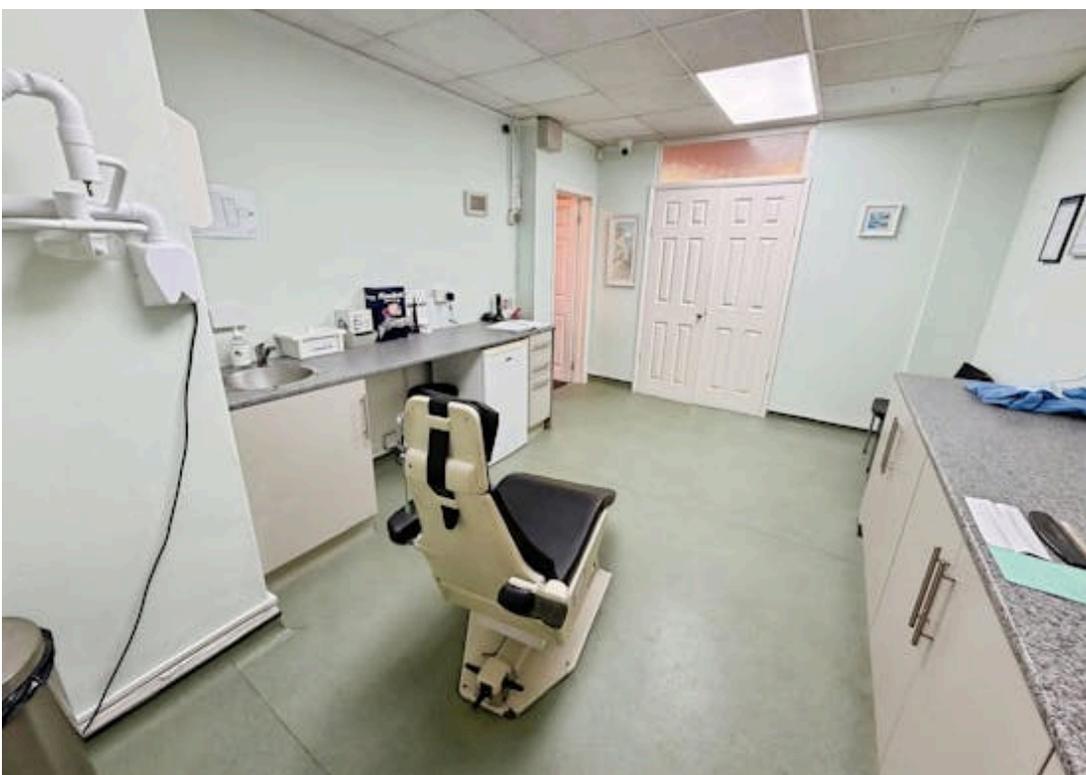
The flat is currently let on a rolling tenancy agreement since 2023 at a passing rent of £875 per calendar month. Generates a total current income of £20,100 per annum.

Price

Offers In The Region of £325,000

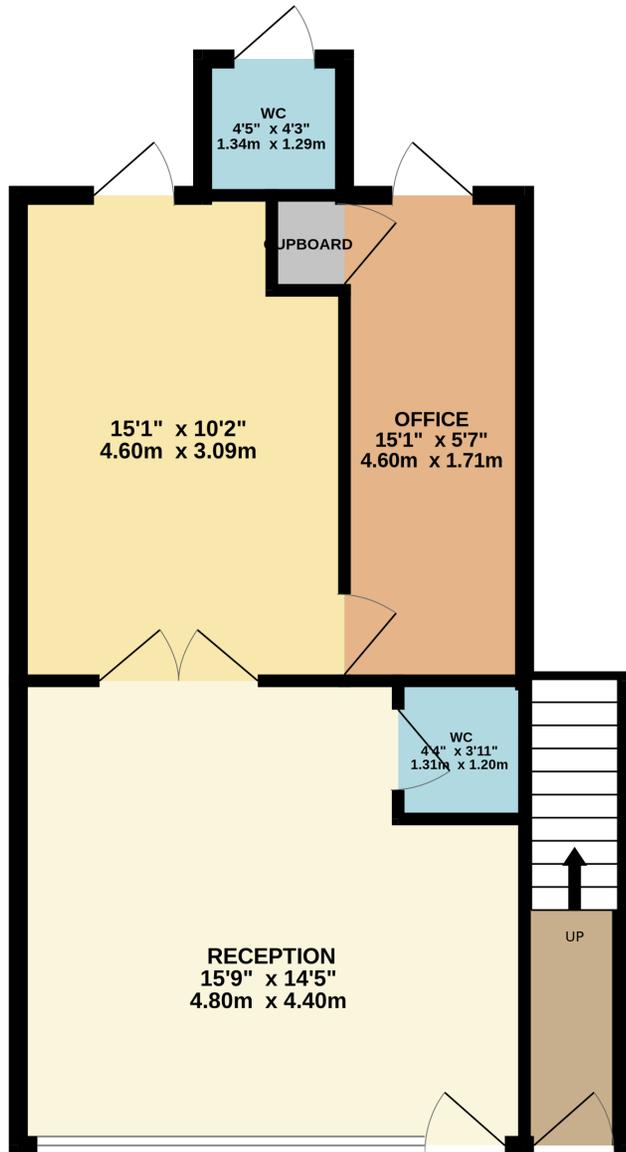
Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks.

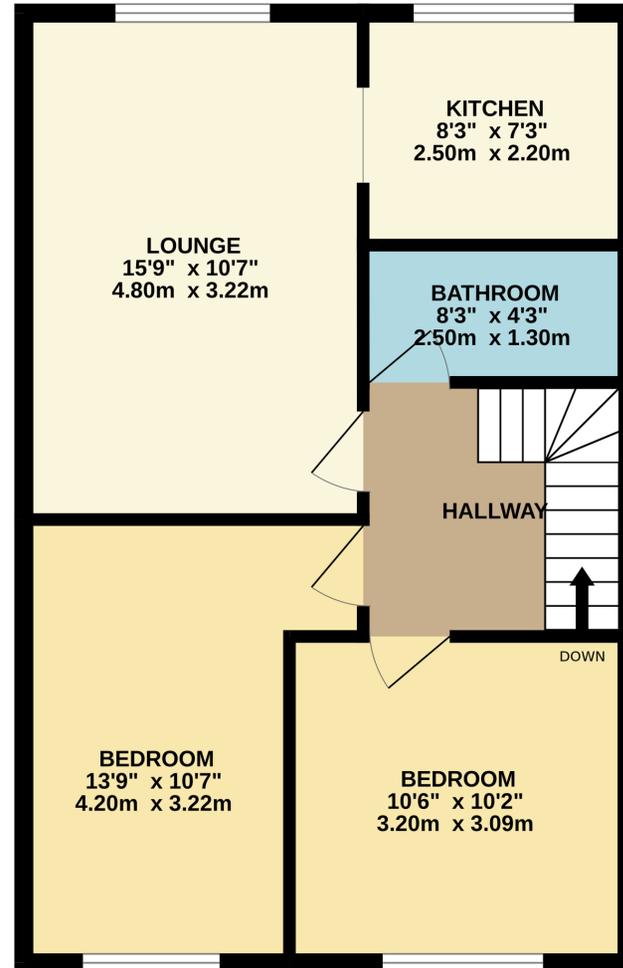




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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